

Worcester Planning Board
Minutes of Meeting - April 17, 1991

Planning Board Members Present: Frank DeFalco
John Reynolds
George Russell
Michael Lopardo

Staff Present: Francis Donahue, BLUC
Michael Traynor, Law Department
David Dunham, OPCD
Judith Stolberg, OPCD
Michael Caforio, DPW

1. Call to Order: Chairman DeFalco called the meeting to order at 3:00 P.M.
2. Minutes of February 20, March 14 & 20, 1991 Meetings: The minutes were approved.
3. 1341 Main Street - Site Plan Review: The item was tabled.
4. Worcester Circle - Withdrawal of Previous Plan and Review of New Preliminary Plan: Edward Abelson, representing the proponent Richard Feinstein, explained that the primary difference between the Preliminary Plan which was being withdrawn and the new Preliminary Plan was the interior lot lines which are changed to provide more flexibility for marketing Lot 1. He also stated they had responded to comments relative to the previous Preliminary Plan. Mr. Russell asked for a general idea of the uses in the project. Mr. Abelson responded that he could not answer that at this time but that all uses would comply with the zoning. Mr. Traynor stated that this plan is affected by the old ordinance because it was filed before the new ordinance went into effect. Upon a motion by George Russell and seconded by Michael Lopardo, the Board voted unanimously to approve the Preliminary Plan.
5. Scenic Heights Subdivision - Status Review: DPW has recommended a \$150,000 bond. Jonathan Finklestein, representing the Rosewood Realty Trust, stated that there was an agreement between the developer and the bank to release the necessary funds to complete the required work on the project. He stated that a high bond amount would put that agreement in jeopardy. He questioned the \$78,000 recommended for the detention pond. Mr. Caforio stated that the original amount for the detention pond was much too low. He said accessibility during construction of the pond was more difficult than anticipated. Andrew Liston, of Thompson-Liston Associates, said the time of year for construction would determine the accessibility and difficulty and that work would be done during the Summer. Mr.

Reynolds asked if there had been any response yet from the lender. Mr. Traynor responded that there had been no response from the lender. He also stated that this is a performance guarantee that the City could complete the work if the developer does not and not a financing vehicle. Mr. Reynolds agreed that it was a performance guarantee and they were not performing. Mr. Caforio said the subdivision didn't conform to the plan and DPW would like a new plan. Mr. Liston responded that Phase I was the same and Phase II had changed. It was decided that the developer should meet with DPW to resolve this situation by the next meeting.

6. Orton Street Extension Subdivision - Set Bond: DPW recommended a bond in the amount of \$69,000 for Phase III of this project. The Board voted unanimously to set a bond of \$69,000 with a completion date of August 1, 1991 and a bond expiration date of November 1, 1991.
7. Indian Hill Phase II Subdivision - Review Future Plans & Phase I Status: Michael Harrington, who recently purchased 81 lots at auction, stated he did not intend to change the project. He said he was looking at a phased project over probably the next eight years given the economic climate. He said his one question was whether a high pressure water line was necessary. It was suggested that he meet with the DPW and have a preconstruction conference.

Phase I - Status: The original developer is bankrupt. DPW has expressed concern regarding liability. Michael Connelly stated his group has a deposit with Bank of New England for the remaining lots. He stated that would be willing to work with Mr. Harrington. He stated that they have been working to get the punchlist completed satisfactorily. He said the main issues were the bankruptcy had left the project unbonded and they would like to build on the remaining 7 lots and have 2 permits held back as security until all site work is completed. Mr. Traynor said a covenant would not be acceptable. Mr. Caforio said the punchlist would be small. It was suggested that the group work with DPW and the Law Department to establish the punchlist.

8. Oak Grove - Status Review: Mr. Traynor stated that \$170,000 is being held in escrow by the City. The completion date for the project was September 31, 1989 so a new completion date needs to be set. He also said there was concern expressed from area residents. It was decided that the developer should meet with DPW and come up with a new punchlist and completion schedule.
9. Worcester Corporate Center Subdivision - Request To Approve Covenant: Upon a motion by George Russell and seconded by Michael Lopardo, the Board voted unanimously to approve the covenant.

10. Burncoat Meadows/Christy Court - Request To Reduce Bond: Upon a motion by George Russell and seconded by John Reynolds, the Board unanimously voted to reduce the bond from \$33,000 to \$27,000.
11. Berwick Lane - ANR Plan Discussion: Attorney Mark Donahue, representing George Butler, discussed the buildability of a lot on Berwick Lane. He wanted to know if there was sufficient width, proper grade, adequate access and sufficient frontage for an ANR. The Board decided to visit the site and place the item on the agenda for the next meeting.
12. Hermitage Lane - Request For Review: The proponent, represented by Attorney Donald O'Neil, is asking for 250' to be added to the Official Map. There was concern expressed by the Board because this would bring the road right up to the dam. Upon a motion by John Reynolds and seconded by George Russell, it was voted to recommend to the City Council that 110' be added to the Official Map.
13. Hillside Estates Subdivision - Status Review: No action necessary.
14. Plans To Be Ratified:
 - 4344 Plan of Land on Southbridge Street owned by Arnold Freilich, signed on February 26, 1991
 - 4346 Plan of Land on Wasilla Drive owned by R. H. Gallo Builders, signed on February 26, 1991
 - 4347 Plan of Land on Tyson Road owned by Mark Gentile, signed on February 26, 1991
 - 4348 Plan of Land on Pinnacle Street owned by Olive Matthews, signed on March 7, 1991
 - 4349 Plan of Land on Houghton Street owned by Stephen Bergeron and Timothy Rawlston, signed on March 20, 1991
 - 4351 Plan of Land on Cuba Road owned by Curtis & Laurie Carlson, signed on March 13, 1991
 - 4352 Plan of Land on Brightwood Avenue owned by Louis Fantasia, signed on March 13, 1991
 - 4353 Plan of Land on Sutton Lane owned by John Ryan, signed on March 20, 1991
 - 4354 Plan of Land on Corinne Street owned by F&R and S&B Venincasa, signed on March 26, 1991

- 4355 Plan of Land on Tacoma Street owned by Santiago & Minerva Nunez, signed on March 26, 1991
- 4360 Plan of Land on Lincoln Street owned by Worcester Girls Club, signed on March 26, 1991
- 4361 Plan of Land on Tory Fort Lane owned by Jane Corcy & Clair Currie, signed on March 26, 1991
- 4362 Plan of Land on Crest Avenue owned by Anthony Longanelli, signed on April 4, 1991
- 4363 Plan of Land on Sachem Avenue owned by Michael Gingerelli, signed on April 4, 1991
- 4364 Plan of Land on Allston Avenue owned by Edward & Nancy Dlugasz, signed on April 4, 1991
- 4365 Plan of Land on Fielding Street owned by Trevor Haye, signed on April 9, 1991
- 4366 Plan of Land on Sunderland Road owned by C&D Realty Trust, signed on April 9, 1991

15. Date Of Next Meeting: The next meeting will be on May 15, 1991 at 2:00 P.M. There will also be a meeting on May 22, 1991 at 2:00 P.M. It was suggested that a regular meeting schedule be set up (e.g. the first and third Wednesdays of each month).

16. Any Other Business: There was discussion about the new Zoning Map. Mr. Russell expressed his view that the map should be the Board's first priority. Mr. Traynor stated that the planners should prepare a proposed map and then get public comment. Mr. Reynolds stated that the map should be an agenda item for every meeting. It was decided that there should be some discussion with OPCD staff at the next meeting to try to set a tentative date for the preparation of the map.

Mr. Russell asked that OPCD report on what the Central Mass Regional Planning Commission does for the City and what it has done in the past year.

Mr. Traynor stated that the question of removing Athens Street from the Official Map would be coming back to the Planning Board because it had been determined that Mr. Hayek has fee ownership of the street.

The meeting recessed for dinner at 5:30 P.M.

The Board reconvened at 7:30 P.M. with Mr. Reynolds absent.

Public Hearings - Training Room - City Hall

Ascension Street - Remove From Official Map: Chairman DeFalco opened the hearing on Ascension Street at 7:30 P.M. Mr. DeFalco read a letter from Attorney Charles Abdella asking the Board to take no action at this time. Mr. Lopardo stated for the record that Ascension Street runs from Plantation Street to Norfolk Street and from Norfolk Street to Orient Street. The Board is only considering from Franklin Street to Norfolk Street. No one wished to speak in favor of the petition. Councillor Bonofiglio expressed his displeasure at the letter from Attorney Abdella requesting a continuance and that if something is placed on the agenda, the petitioner or his representative should be present at the meeting. Peter Paladino, from Paladino Brothers, owns property at the corner of Franklin and Ascension Streets. He expressed his opposition to the petition. Delores Vito, who owns property at the corner of Norfolk and Ascension Streets, also expressed her opposition. Upon a motion by George Russell and seconded by Michael Lopardo, the Board voted unanimously to deny the petition.

Pauline Street - Remove From Official Map: This item is the result of a petition by an abutter and is in keeping with the City Council mandate to remove private streets which are not open from the Official Map. Upon a motion by Michael Lopardo and seconded by George Russell, the Board voted to remove Pauline Street from the Official Map.

The meeting adjourned at 7:45 P.M.